



City of Abilene

Board of Building Standards Agenda

Notice is hereby given of a meeting of the Board of Building Standards of City of Abilene to be held on December 1, 2021, at 8:15 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. November 2021 BOBS meeting minutes

PUBLIC HEARINGS:

STATEMENT OF POLICY

In all cases, except where specifically stated otherwise, buildings must be secured and the lot clean and mowed by the owner within ten (10) days of receipt of notice of results of this hearing. If this is not done, the City may do so and bill the owner. In any case where the Board orders the owner to demolish a structure or structures, but the owner fails to demolish or appeal the Board's order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the Board's decision. At the hearing, you should be prepared to present the following information:

- 1. Specific time frame needed to complete repairs.*
- 2. Specific scope of repair work to be completed.*
- 3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.*

You have the right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

AGENDA ITEMS

- A. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001109: 1933 VOGEL AVE. (WEST UNIVERSITY PLACE, BLOCK 4, LOT 5), Owner: Remmers, Bobby Lee % Megan Remmers**
• Public Hearing
- B. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001937: 6150 HARTFORD ST. (K & A JACKSON SUB, BLOCK A, LOT 1), Owner: JACKSON, IDA ANITA**
• Public Hearing
- C. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-003190: 2141 SHELTON ST. (SEARS PARK, BLOCK 20, LOT 32), Owner: TALAVERA, ANDRES**
• Public Hearing

- D. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-003216: 1009 S. 12th ST. (NORTHINGTON W/2, BLOCK C, LOT W54.05 E140 N101), Owner: LEGACY DWELLING, LLC**
 - Public Hearing
- E. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-003384: 502 PORTLAND AVE. (PARK HEIGHTS ABL, BLOCK 13, LOT 1 & N/2 OF LT 2), Owner: DAVIS, JAMES**
 - Public Hearing
- F. **Clay Door - Staff Presentation
Condemnation Program
Statistics Review - FY2021**

EXECUTIVE SESSION

The Board of Building Standards of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

- A. 551.071 (Consultation with Attorney)

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 24th day of November, 2021, at 10:10 a.m.

Shawna Atkinson, TRMC, CMC
City Secretary

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
November 03, 2021 8:15 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. David Beard, Chairman
Dr. Wayne Paris
Mr. Anthony McColum
Mr. Delbert Allred
Mr. Lloyd Turner
Mr. Gary Webb
Mr. Wayland Schroeder

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Interim Director of Planning and Development
Services / Building Official
Mr. Van Watson, Assistant Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Code Enforcement Division Manager
Mr. Robert Marsh, Code Enforcement Officer
Mr. Robert Norton, Code Enforcement Officer
Mr. Ricky Wright, Code Compliance Officer
Mr. Richard Dendinger, Code Compliance Officer
Ms. Christi Jones, Administrative Assistant III

Others Present: Ida Anita Jackson
Ariel Cenicerros
Lance Vines
Christy Vines

CALL TO ORDER

Mr. Beard called the meeting to order at 8:15 a.m. Mr. Norton recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, September 01, 2021, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the September minutes as written and was seconded by Mr. Webb, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. Schroeder, Mr. Webb

NAYS: None

ABSTAIN: Mr. McColum, Mr. Turner, Mr. Beard

EXECUTIVE SESSION

Mr. Beard adjourned the meeting at 8:19 a.m. to convene an executive under Section 551.071, Consultation with Attorney.

Mr. Beard called the meeting back to order at 8:40 a.m. and stated for the record that no action was taken during the executive session.

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-000749: 1310 Hickory ST, LT 4 204 3 D STEFFENS & LOWDEN OT ABL, Owner Elizabeth Blanq

Mr. Marsh informed the Board that this case must be removed from the table.

Dr. Paris made a motion to remove this case from the table and was seconded by Mr. McColum, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

Mr. Marsh presented the case, staff recommendations are as follows:

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Finding: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

Public Hearing: Mr. Beard opened the public hearing, and there being no speakers, Mr. Beard closed the public hearing.

Dr. Paris made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. Allred, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

Dr. Paris made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Allred, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-001200: 1149 Houston ST, COLLEGE DRIVE REPLAT, BLOCK 19, LOT 26 (JC REESE REP), Owner Willis Viles.

Mr. Marsh presented the case, staff recommendations are as follows:

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Finding: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

Public Hearing: Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

Mr. Schroeder made a motion that property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable, and was seconded by Mr. Turner, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. Schroeder made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Turner, Motion Passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-001202: 1526 Merchant ST, COLLEGE HEIGHTS, BLOCK 52, LOT 3 & S/2 OF 2, Owner ABI SZOLO PROPERTIES LLC

Mr. Marsh presented the case, staff recommendations are as follows:

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Public Hearing: Mr. Beard opened the public hearing.

Mr. Lance Vines spoke about having a contractor, and that they have already started cleaning up debris on the property. Mr. Vines requested four months to conduct repairs on the structure. The Board had discussion with Mr. Vines about the timeline of a 30/60 plan and what the contractor might complete with the first eight weeks.

Public Hearing: There being no other speakers, Mr. Beard closed the public hearing.

Mr. Webb made a motion that the owner is ordered to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. McColum, Motion passed.

AYES Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-001937: 6150 Hartford ST, K & A JACKSON SUB, BLOCK A, LOT 1, Owner Ida Anita Jackson.

Mr. Marsh presented the case, staff recommendations are as follows:

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Finding: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

Public Hearing: Mr. Beard opened the public hearing.

Miss Ida Jackson spoke about selling the property to a person that can conduct the demolition and needing time to process the sale.

Mr. Ariel Cenicerros spoke about buying the property from Miss Jackson and that his intent was to demolish the structure but try to save the concrete slab. Mr. Cenicerros also requested time to process the sale.

Public Hearing: There being no other speakers, Mr. Beard closed the public hearing.

Mr. Allred made a motion to table this case until the next meeting, and was seconded by Mr. Schroeder, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-003337: 1134 Houston ST, COLLEGE DRIVE REPLAT, BLOCK 19, LOT 20 (JC REESE REP), Owner Joe Van Rodgers % Kent West.

Mr. Marsh presented the case, staff recommendations are as follows:

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Finding: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

Public Hearing: Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

Mr. McColum made a motion that property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable, and was seconded by Mr. Allred, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

Mr. McColum made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Allred, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-003419: 1201 Shelton ST, CRESCENT HEIGHTS, BLOCK D, LOT S53 OF 14, Owner Raymond M Villarreal

Mr. Marsh presented the case, staff recommendations are as follows:

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Finding: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

The Board had questions about the residency of transients that were previously camped in the back yard and Mr. Marsh clarified that they had no affiliation to the property.

Public Hearing: Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

Mr. Allred made a motion that property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable, and was seconded by Mr. McColum, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. Allred made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. McColum, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:42 a.m.

X

Approved, Chairman

BOARD OF BUILDING STANDARDS

December 1, 2021



PUBLIC NOTICE – December 1, 2021 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, December 1, 2021 in the Council Chambers at City Hall, 555 Walnut St, Abilene, Texas, to consider the following properties on the agenda: 1933 Vogel St. Abilene, TX 79603, 6150 Hartford St. Abilene, TX 79605, 2141 Shelton St. Abilene, TX 79603, 1009 S. 12th St. Abilene, TX 79602, 502 Portland Ave. Abilene, TX 79605. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



CASE # 21-001109

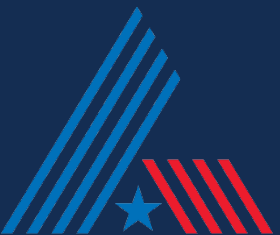
1933 Vogel St.



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ABILENE
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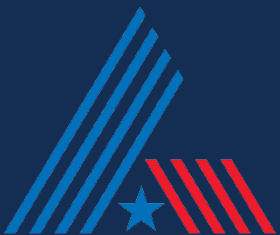
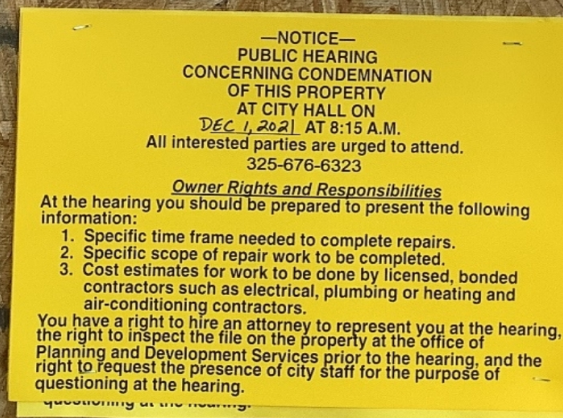
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Bobby Lee Remmers** as the owner.
- **TAYLOR COUNTY**– Shows **Bobby Lee Remmers % Megan Remmers** to be the owner.
- **SECRETARY OF STATE**– Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable.
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **April 17, 2018**
- Search reveals **Bobby Lee Remmers** to be the owner.



Public Notice

November 18, 2021 at 8:42 AM



Front North Side



Rear South Side



East Side



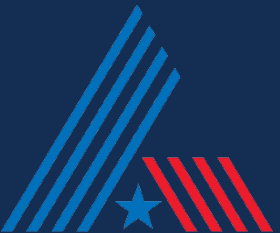
West Side



Exterior Fire Damage and Dilapidation



Exterior Dilapidation



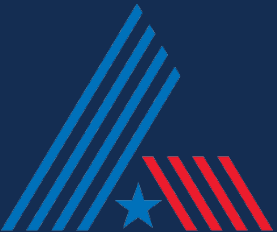
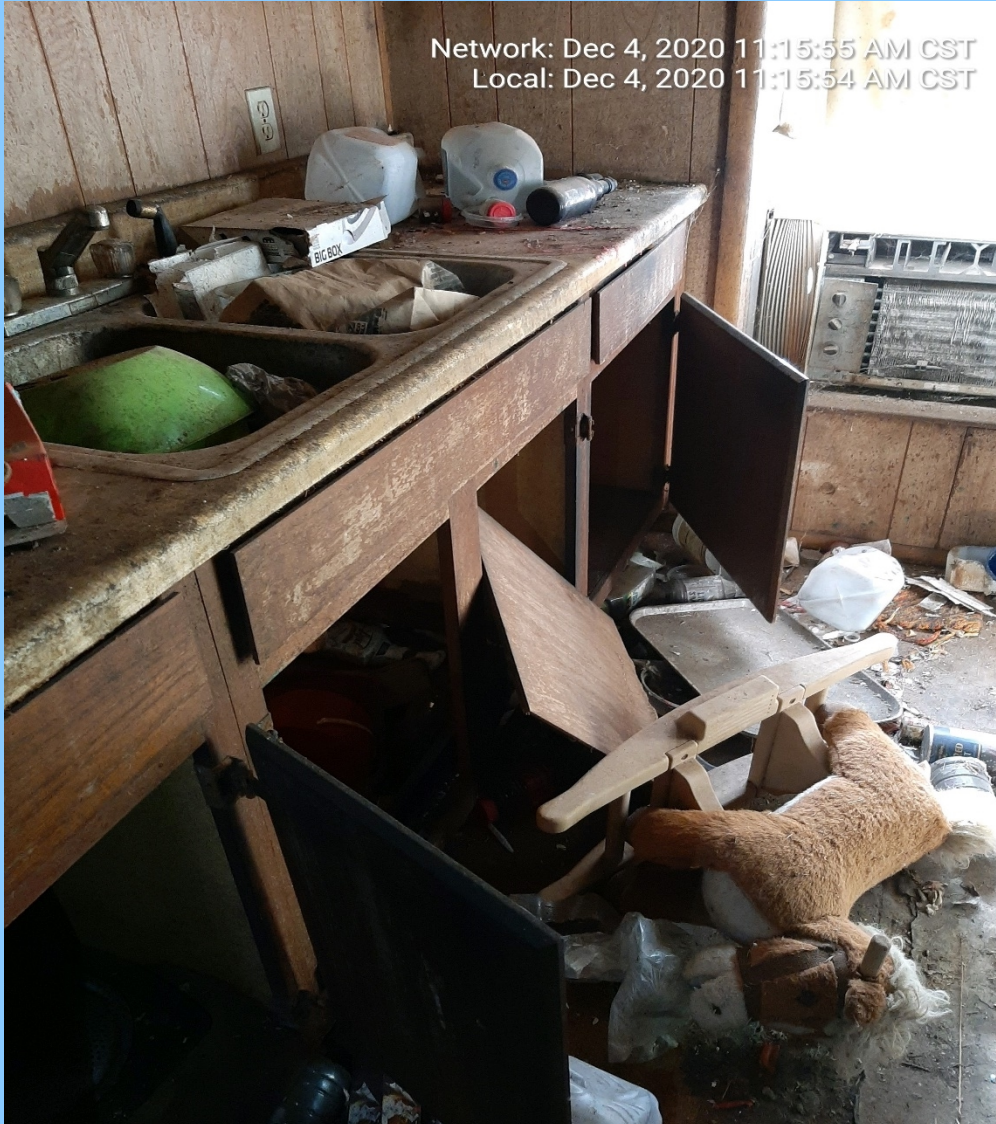
Interior Fire Damage



Ceiling Mold and Rat Fecal Matter



Interior Plumbing Issues



Timeline of Events

- **December 22, 2017** – Structure fire
- **November 23, 2020** – Case opened for dilapidated structure after structure found unsecured by Code Enforcement.
- **December 2, 2020** – During phone call with the owner (Megan Remmers), was told her parents, the homeowners, are both deceased and she is not sure what to do with property.
- **December 8, 2020** – Home secured by city.
- **May 10, 2021** – Property was condemned.
- **May 11, 2021** – Recorded affidavit of condemnation at court. Sent utility shut off letters.
- **May 12, 2021** – Posted condemnation sign on property
- **May 13, 2021** – Initial notice of condemnation, POA, violation list, and 30/60 notice sent to property owner and heir, Megan Remmers.
- **May 18, 2021** – House is still secured/appears that it hasn't been entered to date (18 May 21)



Timeline of Events

- **June 10, 2021** – Sent notice of July Board of Building Standards hearing.
- **June 14, 2021** – Posted notice of July Board of Building Standards hearing on the property.
- **July 7, 2021** – Board of Building Standards order tabled until the next meeting.
- **July 15, 2021** – Sent notice of August Board of Building Standards meeting.
- **August 1, 2021** – Potential buyer sent code officer copy of purchase agreement that allows current owner up to August 15 to sell the property.
- **September 7, 2021** – Received message from buyer that he is awaiting affidavits of ownership from both heirs. Preliminary title search is complete. He is unsure when close date will be. He has been maintaining property.
- **October 15, 2021** – Contact from potential buyer stating he had not heard from owner, they have not signed and returned required documents. Stated he has given up in trying to purchase the property.
- **November 16, 2021** – Mailed notice of December Board of Building Standards meeting.
- **November 18, 2021** – Posted notice of December Board of Building Standards meeting on the structure.



Staff Recommendation:

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order:

The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.



End of 1933 Vogel St. presentation



CASE #21-001937
6150 Hartford St.
(Remove from Table)



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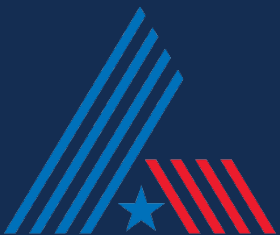
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – General Warranty Deed naming Ida Anita Jackson as the owner.
- **TAYLOR COUNTY**– Shows Ida Anita Jackson to be the owner.
- **SECRETARY OF STATE**– Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since January 31, 2017
- Search reveals Ida Anita Jackson to be the owner.



Public Notice

November 18, 2021 at 9:48 AM



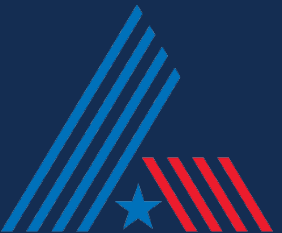
Front South Side



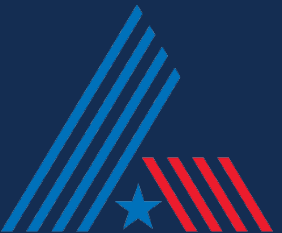
Rear North Side



East Side



West Side



Interior Electrical Issues



Ceiling/Roof Damage



Interior Conditions and Damage



Interior Condition



TIMELINE OF EVENTS

- **June 15, 2021** – Property was condemned, notice of condemnation sent, utility shut off letters sent
- **June 23, 2021** – Phone call from owner, Anita Jackson, informing she received phone calls from potential buyers.
- **August 4, 2021** – Phone call from owner – informed still trying to sell property
- **September 14, 2021** – Posted notice of October Board of Building Standards hearing on structure
- **September 15, 2021** – Notice of October Board of Building Standards hearing sent to property owner
- **September 17, 2021** – No further update from owner, no change to deed records, and no permits pulled
- **October 13, 2021** – Posted notice of Board hearing on the structure.
- **October 15, 2021** – Mailed notice of Board hearing.
- **October 19, 2021** – Phone call with Ms. Jackson. She stated she was still trying to sell the property, and is also waiting to hear back from a family member who was first in line to try and buy the property. It was explained to Ms. Jackson that at this time, we needed to present the case before the Board of Building Standards due to the amount of time the structure has remained in that condition without any action being taken. Ms. Jackson was encouraged to attend the Board of Building Standards hearing, or have someone present to speak on her behalf should she not be able to attend. She asked if the board was going to be aware of her plans, which she was assured that they would be informed of her calling today. She was also reminded that the board bases their decisions solely on the condition of the structures, and she will still maintain ownership of the property regardless of what is decided at the hearing.
- **November 3, 2021** – Board of Building Standards decision to table until the next meeting.
- **November 8, 2021** – Mailed Board decision letters.
- **November 10, 2021** – Potential buyer obtained demolition permit
- **November 16, 2021** – Mailed notice of December Board of Building Standards meeting.
- **November 18, 2021** – Posted notice of December Board of Building Standards meeting.



Staff Recommendation

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order:

The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.



End of 6150 Hartford St. presentation



CASE # 21-003190

2141 Shelton St.



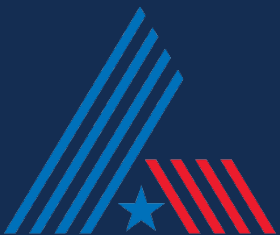
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Andres Talavera** as the owner.
- **TAYLOR COUNTY**– Shows **Andres Talavera** to be the owner.
- **SECRETARY OF STATE**– Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable.
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **August 2019**.
- Search reveals **Andres Talavera** to be the owner.



Public Notice

November 18, 2021 at 8:54 AM



Front West Side



Rear East Side



North Side



South Side

November 18, 2021 at 8:57 AM



Exterior Dilapidation



Roof Issues



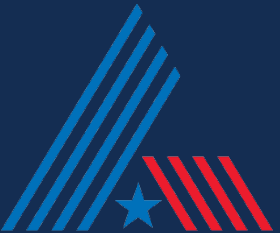
Incomplete Interior Work



Interior Electrical Issues



Interior Plumbing Issues



Timeline of Events

- **November 8, 2019** – Property owner found deceased in rear of property from electrocution from illegal electric hookup
- **June 9, 2020** – City contractor abated junk and debris from property
- **June 10, 2020** – Code Officer had AEP confirm no power source to house remained from illegal connection
- **August 9, 2021** – Property was inspected, found to be partially gutted down to framing and unpermitted addition added to rear of structure. Stop Work Order placed on structure and property was condemned.
- **August 10, 2021** – Individual (not property owner) called and was angry he was not able to work on structure without permit.
- **August 18, 2021** – Property was condemned.
- **September 9, 2021** – Initial notice and 30/60 letters sent to the owner.
- **September 3, 2021** – Received a phone call from Jose Hernandez, 232-1014, that said he is trying to sell house to a home buying company. The home buying company was working with him and the county court to transfer the deed into Andres Talavera's mother's name. I told him I did not see any transfer in the court records yet so the transfer hasn't been completed and he should check with the person helping him. I also told him I would check the deed records again in a week and get back with him. I let him know the deed would have to be transferred before any sale could take place or the home repaired to bring it out of condemnation.
- **November 10, 2021** – County records show no change in ownership.
- **November 16, 2021** – Mailed notice of December Board of Building Standards hearing.
- **November 18, 2021** – Found house completely open/unsecured, front and back. Posted notice of December BOBS hearing and reposted condemnation sign on structure.



Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES.
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.



End of 2141 Shelton St. presentation



CASE # 21-003216

1009 S. 12th St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Legacy Dwelling LLC** as the owner.
- **TAYLOR COUNTY**– Shows **Legacy Dwelling LLC** to be the owner.
- **SECRETARY OF STATE**– Shows **United States Corporation Agents Inc.** to be the registered agent.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable.
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since September 2019.
- Search reveals **Legacy Dwelling LLC** to be the owner.



Public Notice

November 18, 2021 at 9:14 AM



Front North Side

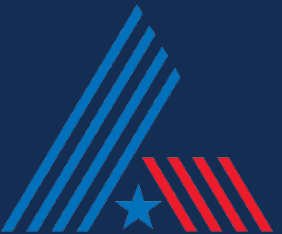


Rear South Side

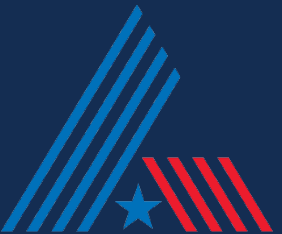
November 18, 2021 at 9:17 AM



East Side



West Side



Exterior Plumbing Issues



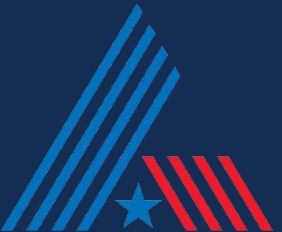
Exterior Fire Damage and Dilapidation



Interior Fire Damage



Interior Fire Damage



Interior Plumbing and Mechanical Issues



Timeline of Events

- **February 6, 2021** – Structure caught fire.
- **August 12, 2021** – Property was condemned.
- **September 9, 2021** – Initial notice and 30/60 letter sent to the property owner and lien holder via certified and regular mail.
- **September 13, 2021** – USPS tracking shows owner received the notices via certified mail.
- **November 10, 2021** – No response to letter or contact from the owner.
- **November 16, 2021** – Notice of December Board of Building Standards meeting sent to owner.
- **November 18, 2021** – Notice of December Board of Building Standards meeting posted on the structure.



Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES.
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.



End of 1009 S. 12th St. presentation



CASE # 21-003384

502 Portland Ave.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **James Davis** as the owner.
- **TAYLOR COUNTY**– Shows **James Davis** to be the owner.
- **SECRETARY OF STATE**– Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable.
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since January 2020.
- Search reveals **James Davis** to be the owner.



Public Notice

November 18, 2021 at 9:36 AM

“NOTICE”

**THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE**



CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—

**PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON**

DEC 1, 2021 AT 8:15 A.M.

**All interested parties are urged to attend.
325-676-6323**

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

- 1. Specific time frame needed to complete repairs.**
- 2. Specific scope of repair work to be completed.**
- 3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.**

You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

Front East Side

November 18, 2021 at 9:36 AM



Rear West Side

August 31, 2021 at 10:28 AM



South Side



North Side



Exterior Electrical Issues



Interior Ceiling Damage



Interior Plumbing Issues



Interior Sanitation Issues (Rat Fecal Matter)



Interior Electrical Issues



Timeline of Events

- **August 25, 2021** – Property was condemned.
- **August 31, 2021** – Property was secured by the City.
- **September 8, 2021** – Property secured by the City second time due to break in.
- **September 9, 2021** – Initial notice and 30/60 letters sent to property owner and lien holder on record via regular and certified mail.
- **September 17, 2021** – Received email from Bank of America (lien holder) stating they do not have record of a loan or account open on the property. Property was also abated by the City on this date.
- **October 12, 2021** – USPS tracking shows initial notice and 30/60 was received via certified mail.
- **November 10, 2021** – No contact from any party of interest.
- **November 16, 2021** – Received report showing 28 calls this year alone for Police at this property. Calls included individual threatened with handgun, suicide or attempted suicide, and individual that accidentally shot himself with shotgun.
- **November 16, 2021** – Mailed notice of December Board of Building Standards meeting.
- **November 18, 2021** – Posted notice of December Board of Building Standards meeting and reposted condemnation sign on structure. Found structure unsecured in rear.



Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES.
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.



End of 502 Portland Ave. presentation



Code Enforcement Condemnation Program FY2021

October 1, 2020 – September 30 2021

50 New condemnation cases, that's down 6 from FY2020

269 Dilapidated structure cases

34 Cases completed, same as last year

33 Brought before Board of Building Standards, same as last year

35 Resolved without going to the Board of Building Standards

12 City Demolitions, 3 by owner consent, 12 completed by owner.

an average of \$12,500 for each demolition, up from \$7,000 last year

14 Owner repaired





**Board of Building Standards
Agenda Memo**

Meeting Date:12/1/2021

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

